

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: September 10, 2020
RE: **New Business #1- Conditional Use Permit**

Owner: Riverside Properties
Proposal: Conditional Use Permit to allow
Location: 1C Pine Street
Total Site Area: 2.569 acres
Existing Zoning: GI-General Industrial
Surrounding Uses: Commercial

II. Background Information:

According to Assessing records, the existing industrial style building was built around 1850. In 2008 the planning board approved tenant additions, revised parking calculations and paving of existing grass area.

III. Project Description:

The applicant is proposing a production facility for Hayward's Ice Cream. The proposed use is permitted by Conditional Use Permit in the General Industrial Zone. There are nine approval criteria for a conditional use permit found in NRO § 190-133(F). The applicant addresses the criteria in the attached letter dated July 29, 2020 from Christopher Ordway. No exterior changes are proposed to the site at this time.

City Staff reviewed the plans; there are no outstanding issues.

IV. Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO Section 190-133(F). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, they should state specific reasons. If the Planning Board chooses to approve this plan, the staff recommends the following stipulation be made part of that approval:

1. Prior to the issuance of a building permit all comments in an e-mail from Douglas Starr, P.E. dated August 6, 2020 shall be addressed to the satisfaction of the Wastewater Treatment Plant.